

# **BERKELEY COUNTY BOARD OF ZONING APPEALS**

**April 19, 2011**

A meeting of the Berkeley County Board of Zoning Appeals was held on Tuesday, April 19, 2011, at 6:00 P.M., in the Assembly Room, Berkeley County Office Building, Moncks Corner, South Carolina.

PRESENT: Mr. Wayland Moody, Chairman of the Board and District No. 6; Mr. Richard Smith, District No. 1, Mr. Blake Easterling, District No. 2, Mr. Harold Mr. Jefferson, District 7, Mr. Roland Dordal District No. 3, Mr. William Peck, District No. 5. Also present were Mr. Eric Greenway, Zoning Administrator; and Mrs. Holly Backus, Planner and Mrs. Katherine J. Dahlheim, Attorney for the Board.

Notice of the time, date, place, and agenda of this meeting of the Board of Zoning Appeals was posted in the County Office Building and a copy of such notice was mailed to the news media.

Mr. Moody called the meeting to order and held the swearing in of all applicants. He called for a vote on the March 15, 2011, Mr. Dordal made a motion to approve the minutes as written, Mr. Peck 2<sup>nd</sup> the motion and the motion passed.

PLAP-3-11-4606 TMS #2710302018: Appeal of the Zoning Administrator's decision. Joshua Gruber presented the facts to the appeal. Mr. Bill Carswell, the applicant was present and explained he would like to turn his garage into a mother-in-law suite and that he has already received permission from the HOA. Mr. Gruber explained that the definitions show exactly what is allowed. Mr. Jefferson made a motion to read as follows,

“we have to determine if the Zoning Director made any mistakes in his decision, and after hearing all sides I feel no mistakes have been made and I moved to confirm the Zoning Director’s decision. Mr. Peck 2<sup>nd</sup> said motion, no further discussion was held and the motion carried.

PLVA #2-11-4388: Request is to subdivide the property into two ½ acre lots. Ordinance requires a minimum of 30,000 square feet. Mr. Tommy Wigfall, Mary Wigfall and several other family members were present. There is also opposition to the request. Mr. Easterling made a motion to deny the request, Mr. Dordal seconded said motion, no further discussion was held and the motion carried.

PLVA #2-11-4392 / TMS #233-01-06-011: WITHDRAWN

PLVA #3-11-4598: Request is to place an accessory structure to the front of the home. Applicant supplied the Board with an approval letter from the HOA. Mr. Smith made a motion to approve the request, Mr. Peck seconded said motion, no further discussion was held and the motion carried.

PLVA #3-11-4601: Request is to place an accessory structure 2’ from the property line. Mr. Dordal made a motion to approve the request, Mr. Peck seconded said motion, no further discussion was held and the motion carried.

PLVA #3-11-4607: Request is to place an accessory structure 34' from the front property line and 2' from the side property line. Mr. Dordal made a motion to deny the request as applicant informed the Board he could comply with the required setbacks, Mr. Easterling seconded said motion, no further discussion was held and the motion carried.

PLVA #3-11-4609: Request is to place an accessory structure to the front of the home. Mr. Dordal made a motion to approve the request for one year as the applicant has medical issues and gave the right to the Zoning Director to increase the time if needed, Mr. Peck seconded said motion, no further discussion was held and the motion carried. Mr. Smith and Mr. Easterling voted against said vote.

PLVA #3-11-4611: Request is to place an accessory structure 4' from the rear property line. Mr. Dordal made a motion to deny as all four criteria have not been met, Mr. Dordal seconded said motion, no further discussion was held and the motion carried.

Meeting adjourned at 7:44 pm.

Candy King

Candy King, Secretary